

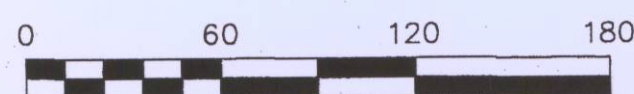
APPROVED BY THE CITY OF FT WORTH  
PLANNING AND ZONING COMMISSION

DATE 8/12/2016

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

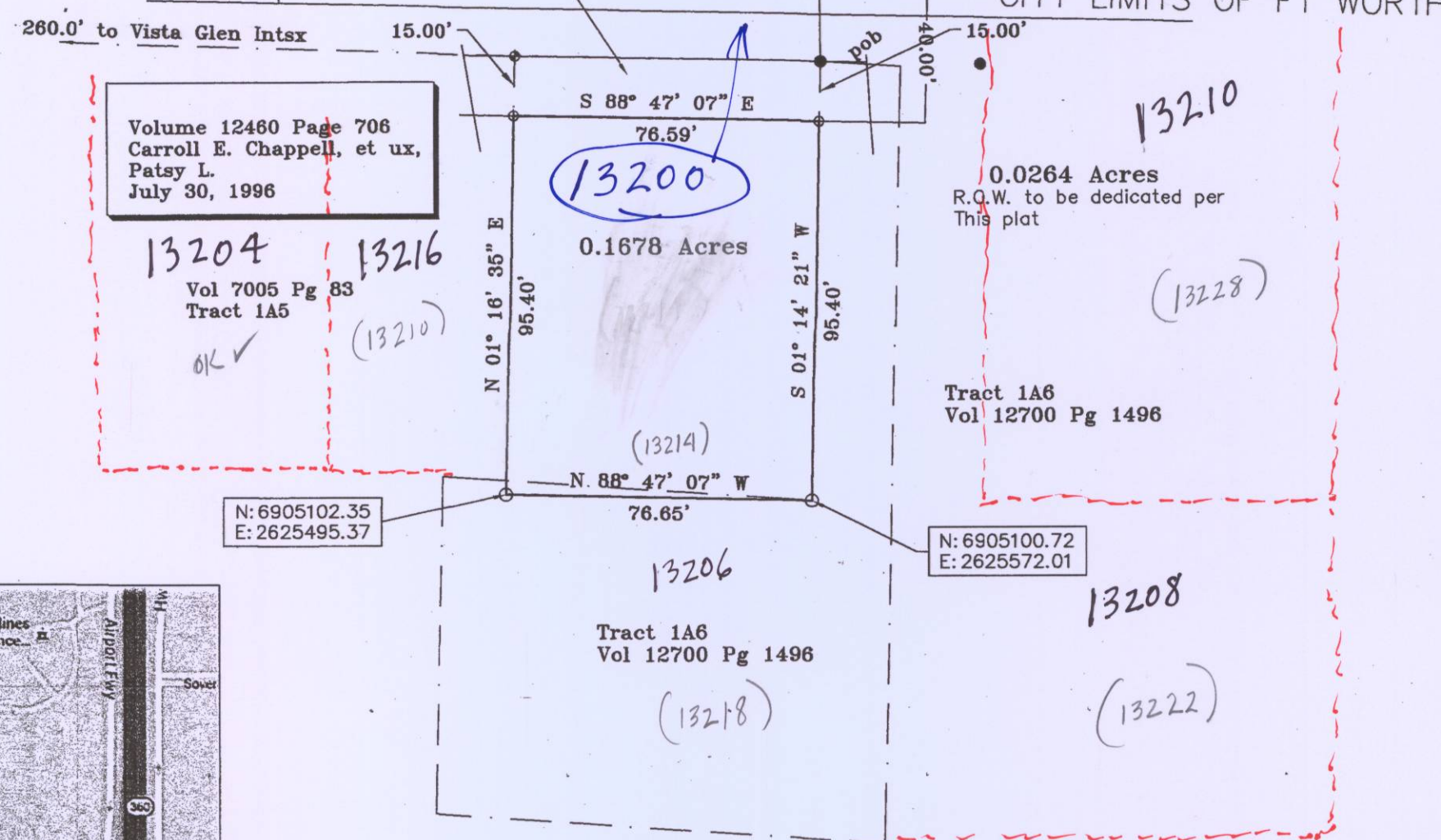
Current R.O.W. appears to be 50.00"  
An additional 15.0' is being dedicated to get to the  
80.0' R.O.W. as zoned



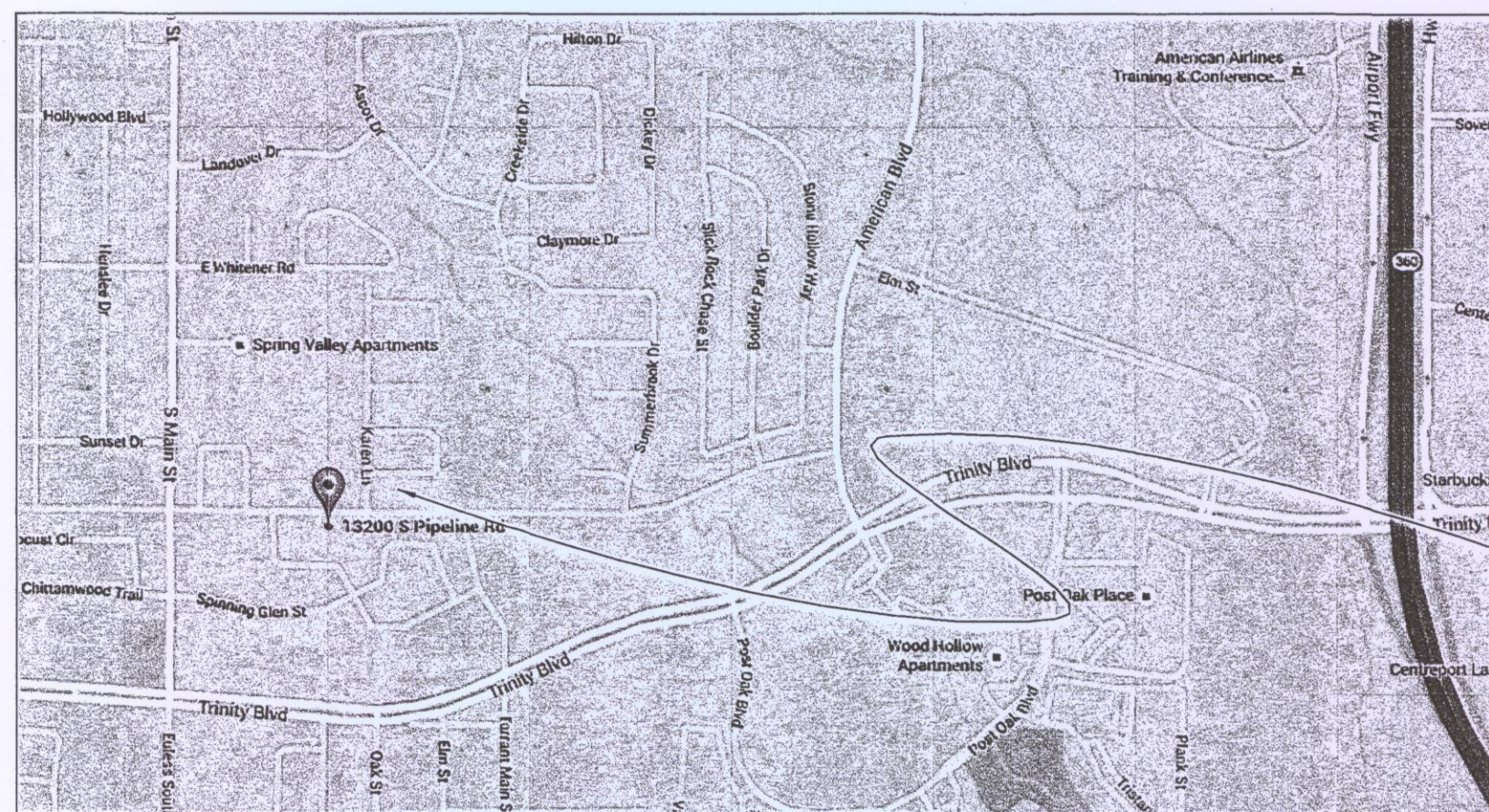
SOUTH PIPELINE ROAD

CITY LIMITS OF EULESS

CITY LIMITS OF FT WORTH



All irons set (IRS) are 1/2" diameter and have a cap stamped "SAXON 5669".



### PROPERTY LOCATION NTS

Owner/Applicant  
PATSY L. CHAPPELL  
13200 S. PIPELINE ROAD  
FT WORTH, TX 76040

Surveyed for Patsy Chappell

The area shown does not appear to lie in a designated Flood Zone  
according to FIRM Community Panel No. 48439C 0230K  
Effective Date: September 25, 2009

This information was obtained from FEMA prepared maps and should not  
be used as a hydrology study. Saxon Surveying, Inc. assumes no liability  
for flood damages to this property.

This is Application # FS-16-132



JAM  
08-14-16

FINAL PLAT  
LOT 1 BLOCK 1 OF THE CHAPPELL ADDITION  
PART OF THE G.W. COUCH SURVEY A-279  
CITY OF FT WORTH  
TARRANT COUNTY, TEXAS  
SURVEYED MAY, 2016  
SCALE 1 INCH = 40.00 FEET

This Plat filed as Document No. D216184251  
records of Tarrant County, TX

### OWNER DEDICATION STATEMENT

STATE OF TEXAS

COUNTY OF TARRANT

Field Notes for United Built Homes-Chappell  
0.1943 Acres  
G.W. Couch Survey A-279  
City of Fort Worth  
Tarrant County, Texas

### GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the G.W. Couch Survey A-279, Tarrant County, Texas, and also being all of that certain tract of land that is described in a Deed dated July 30, 1996 to Carroll E. Chappell, et ux, Patsy L. that is recorded under Volume 12460 Page 706 of the Deed Records of Tarrant County, Texas, and being more completely described as follows to wit:

### METES AND BOUNDS DESCRIPTION

Beginning at a 1/2 inch Iron Rod found for corner at the N.E.C. of said tract, the Northerly N.W.C. of that certain tract (1A6, Vol. 12700 Pg. 1496) and in the S.B.L. of South Pipeline Road;

Thence South 01 Degrees 16 Minutes 35 Seconds West, along the E.B.L. of said tract and the Northerly W.B.L. of said Tract 1A6 for a distance of 110.40 feet to a 1/2 inch Iron Rod set for corner at the S.E.C. of said tract;

Thence North 88 Degrees 47 Minutes 07 Seconds West, along the S.B.L. of said tract and the Westerly N.B.L. of said Tract 1A6 for a distance of 76.65 feet to a 1/2 inch Iron Rod set for corner at the S.W.C. of said tract;

Thence North 01 Degrees 16 Minutes 35 Seconds East, along the W.B.L. of said tract and the E.B.L. of that certain tract 1A5 (Vol. 7005 Pg. 83) for a distance of 110.40 feet to a Nail found for corner at the N.W.C. of said tract;

Thence South 88 Degrees 47 Minutes 07 Seconds East, along the N.B.L. of said tract and the S.B.L. of said South Pipeline Road for a distance of 76.65 feet to the place of beginning containing 0.1943 Acres.

### NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, I Patsy L. Chappell the owner do hereby adopt this plat designating the hereinbefore described property as Lot 1 Block 1 Chappell Addition, an addition to the City of Ft Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever all streets and easements shown thereon. This property does not alter or remove existing deed restrictions or covenants, if any, on this property.

Witness my hand at Ft Worth, this 3rd day of August, 2016

Patsy L. Chappell  
Patsy L. Chappell

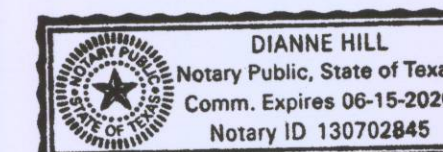
Before me, the undersigned, a Notary Public in and for the State of Texas on this date appeared PATSY L. CHAPPELL known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 3rd day of August, 2016

DIANNE HILL

Notary Public for the State of Texas

My Commission Expires: 6-15-2020



### WATER/ WASTEWATER IMPACT FEES

The City of Ft Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and or wastewater system

### Utility Easements

Any public utility, including the City of Ft Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right to gain access at all times to ingress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

### Transportation Impact Fees

The City of Ft Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based on schedule of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under schedule 2 of said ordinance, and is due on the date the building permit is issued.

### Building Permits

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained for the City of Ft Worth

### Parkway Permit

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

### Private Maintenance Note

The City of Ft Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities and said owners agree to indemnify and save harmless the City of Ft Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

### P.R.V.'S Required

Private P.R.V.'S will be required; water exceeds 80 PSI

### Construction prohibited over easements

No permanent structure shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in accordance with the City of Ft Worth Policy per "City Development Design Standards."

FS16-132

Date 08/12/16 in the plat.

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify to United Built Homes that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of May, 2016. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 2nd day of August, 2016.

Ruben Gregg Saxon  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: ( TXNC ) NAD 83

This survey is Copyrighted and Warranted for one transaction involving the party certified to. Use of this survey for another transaction or when the certified party is not a party to is a violation of copyright law and will void any warranty expressed or implied.



Overhead Power Line  
Barbed Wire Fence  
Chain Link Fence

Con. Mkkr. Fnd.  
1/2" Iron Rod Set  
point for corner  
1/2" Iron Rod Fnd.  
1/2" Iron Pipe Fnd.  
1/2" Iron Rod Fnd.  
1" Iron Pipe Fnd.

Wood Privacy Fence  
Pipeline  
Telephone

Drawn by: R.G.S.

Field Work by:

Book/Page:

### Surveyor's Note:

Field Notes Prepared of  
Even Date

Date Revision

Saxon Surveying, Inc.  
P.O. Box 573  
Mineola Tx, 75773  
saxonsurveying.com  
gregg@saxonsurveying.com  
FIRM # 10080900